

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Cobb County Consortium State: GA

PJ's Total HOME Allocation Received: \$37,539,360 PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|-------------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | | PJs in State: | 10 | | |
| % of Funds Committed | 100.00 % | 96.53 % | 1 | 94.94 % | 100 | 100 | |
| % of Funds Disbursed | 93.22 % | 84.35 % | 1 | 84.35 % | 87 | 85 | |
| Leveraging Ratio for Rental Activities | 2.48 | 3.6 | 6 | 4.59 | 28 | 33 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 91.07 % | 75.30 % | 6 | 81.38 % | 45 | 41 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 53.82 % | 49.60 % | 6 | 68.05 % | 21 | 24 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 86.03 % | 66.03 % | 3 | 79.65 % | 65 | 58 | |
| % of 0-30% AMI Renters to All Renters*** | 61.73 % | 32.59 % | 3 | 44.76 % | 84 | 79 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 96.65 % | 91.09 % | 6 | 94.31 % | 39 | 37 | |
| Overall Ranking: | | | | In State: | 4 / 10 | Nationally: | 55 57 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$19,189 | \$12,819 | | \$25,245 | 358 Units | 19.70 % | |
| Homebuyer Unit | \$9,489 | \$16,316 | | \$14,395 | 1,023 Units | 56.30 % | |
| Homeowner-Rehab Unit | \$24,179 | \$27,844 | | \$20,186 | 303 Units | 16.70 % | |
| TBRA Unit | \$4,455 | \$1,478 | | \$3,142 | 132 Units | 7.30 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Cobb County Consortium GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$30,928 | \$78,411 | \$24,457 |
| State:* | \$49,171 | \$63,608 | \$28,725 |
| National:** | \$88,539 | \$71,594 | \$22,853 |

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|--|
| White: | 22.6 | 28.7 | 47.5 | 12.9 |
| Black/African American: | 67.3 | 65.1 | 52.1 | 83.3 |
| Asian: | 0.0 | 0.3 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 5.4 | 1.2 | 0.0 | 1.5 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.1 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.1 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.9 | 0.7 | 0.0 | 0.8 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 3.7 | 3.7 | 0.3 | 1.5 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|--|
| 1 Person: | 43.6 | 17.1 | 36.3 | 16.7 |
| 2 Persons: | 20.6 | 25.7 | 32.0 | 22.7 |
| 3 Persons: | 22.1 | 24.0 | 15.2 | 25.8 |
| 4 Persons: | 10.9 | 17.6 | 8.3 | 15.9 |
| 5 Persons: | 2.6 | 10.4 | 4.3 | 12.1 |
| 6 Persons: | 0.3 | 3.5 | 3.3 | 1.5 |
| 7 Persons: | 0.0 | 1.2 | 0.3 | 5.3 |
| 8 or more Persons: | 0.0 | 0.5 | 0.3 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|--|
| Single/Non-Elderly: | 45.8 | 27.8 | 14.5 | 65.2 |
| Elderly: | 22.1 | 1.8 | 57.1 | 10.6 |
| Related/Single Parent: | 19.5 | 44.2 | 14.2 | 18.2 |
| Related/Two Parent: | 10.0 | 22.8 | 11.6 | 6.1 |
| Other: | 2.6 | 3.3 | 2.6 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 45.6 | 0.5 [#] |
| HOME TBRA: | 1.4 | |
| Other: | 2.9 | |
| No Assistance: | 50.1 | |

of Section 504 Compliant Units / Completed Units Since 2001 56

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Cobb County Consortium

State: GA

Group Rank: 55
(Percentile)

State Rank: 4 / 10 PJs

Overall Rank: 57
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00% | 91.07 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.30% | 53.82 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 86.03 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 89.50% | 96.65 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.060 | 1.26 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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